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### **WHAT CAST IRON DRAINS ARE**

Cast iron was a common residential **drain and sewer pipe material** for decades. Over time, it can corrode internally, especially in older homes. Cast iron is typically found in **drain lines**, not water supply lines.

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### **WHEN CAST IRON WAS TYPICALLY INSTALLED**

In San Antonio housing stock:

- **Very common:** Homes built **before ~1970**
- **Possible:** Homes built **1970–early 1980s**
- **Uncommon:** Homes built in the **mid-1980s and newer**

Age alone does **not** confirm pipe material – verification is always required.

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### **SAN ANTONIO ZIP CODES WITH HIGHER CAST IRON LIKELIHOOD**

These ZIP codes contain a high concentration of older homes, where cast iron drains are **more likely**:

- **78209** – Alamo Heights / Terrell Hills
  - **78212** – Monte Vista / Olmos Park
  - **78213** – Castle Hills / Dellview
  - **78201** – Beacon Hill / Deco District
  - **78210** – Highland Park / Denver Heights
  - **78207** – Older West Side neighborhoods
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### WHAT REALTORS SHOULD WATCH FOR

Non-technical signs that often justify further evaluation:

- Repeated slow drains
- Frequent clogs in the same fixtures
- Gurgling sounds when fixtures are used
- Sewer odors from tubs or floor drains
- Seller disclosure of recurring drain issues

Symptoms matter more than pipe age alone.

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### WHY THIS MATTERS IN TRANSACTIONS

- Most older cast iron systems show *some* wear
- Wear does **not automatically mean failure**
- Function and performance matter more than camera appearance
- Replacement is **not automatic** and should be evidence-based

Clear expectations prevent overreaction and keep negotiations proportional.

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### REALTOR TAKEAWAY

Cast iron drains are common in older San Antonio homes. Age increases likelihood — **symptoms determine significance**. Understanding where cast iron is common helps agents guide calmer, more informed conversations.

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